



Builders' Guide

HINTS ON BUILDING



'HOW CAN I BUILD A HOME'

(By Charles Miller)

Very few people know the many questions that are asked the Architect by the builders, and some of the questions would require a super-mind to answer, but the question that is asked and has to be answered the most, is "How can I build a home?"

First every one who intends to own a home should at first buy a lot, and they should see in the selection that their property is not the cheapest lot to be had regardless of the location, but they where the buildings are the best, and the neighborhood is well kept, good houses, good streets, good facilities,

good moral standing with all the sanitary improvements, up to date, and there is the plan to buy your lot. Of course, you are going to pay more for property in this location, but it is worth more, and it is suitable at all times, and will carry a continual value that you cannot lose out. After you have purchased your lot, whether by cash or payments, go to work on it and improve it some, do your own grading, plant trees, have the city water piped on the lot for caring for the shrubbery and lawn and make your lot A-1 in condition, and keep it so whether you build or not. Then when you are ready to build a home you have one of the best foundations to start with, your trees are up and will furnish you shade, your grading is done and the lawn is started and well kept, you will enjoy in full your new home from the very start. If you wait to the last minute, you will take a raw lot, build

(Continued on Page Eight.)

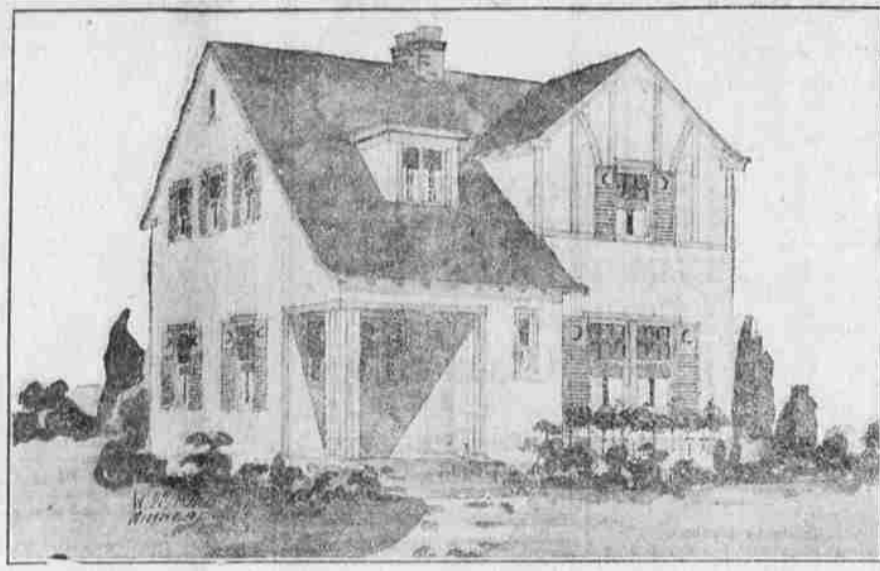
BUILDING ON COAST GREAT

A grand total of \$47,581,722 in building permits issued during June in 79 cities of the Pacific coast is a figure which is one per cent greater than the comparable figure for May of this year, 35 per cent above the total for June, 1924, and 34 per cent greater than the figure for June, 1922, according to G. W. Straus & Co.

The unprecedented activity in Portland and a continuance of the resumption of building operations in Los Angeles previously observed, together with exceptional building programs reported from Sacramento, Berkeley, Stockton, Beverly Hills, Fresno, Redlands, Pomona Riverside, San Gabriel, Twin Falls, Reno, Eugene, Salem, Ogdon and various other cities, sustain the expectations of builders generally, that the last half of 1925 will bring the annual total above any previous record. Los Angeles was first, San Francisco second and Portland third in coin building in June.

Building is reported as follows:

A Modest English Cottage

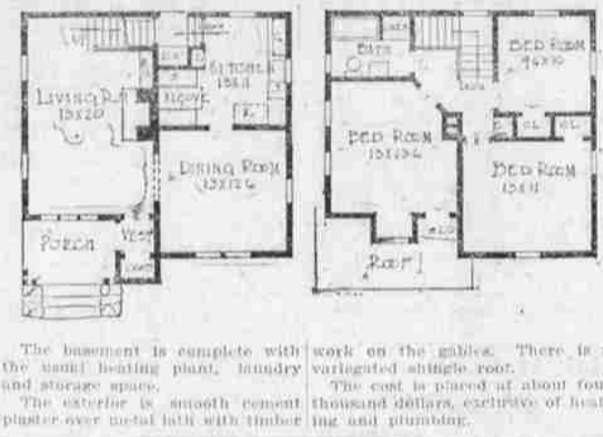


(By W. W. Purdy)

The floor plan of this little English cottage home is very compact, and while the rooms are not large, they are well arranged and the windows and doors allowing for cross-ventilation have been placed so as to give good wall space for furniture. The little porch in front can be glazed with a slight additional cost and thus provide for a sun room, if desired.

The stairway to the second floor has been placed at the end of the living room, with basement stairs located underneath, refrigerator located in the basement landing, doing away with outside piping and the necessity of entering the kitchen. There is ample cupboard space and a built-in breakfast alcove off the kitchen.

On the second floor there are three good bedrooms.



The basement is complete with the usual heating plant, laundry and storage space.

The exterior is smooth cement plaster over metal lath with timber

Construction on New Buildings Progressing

Progress on the construction of the Ulrich Lottes building, directly across Adams avenue from the Evening Observer office, is moving ahead briskly.

One side and the back brick walls are completed one-story high and the other side is nearly finished.

Part of the building is to be occupied by the Williams Electric Bakery company here.

Work on the Julius Roesech building, just east of the Lottes building, is also moving ahead.

Building Activity Great.
ATLANTA, Ga. (Special)—The greatest building year that the cities of the South have ever known is forecast in the preliminary totals for the first half of the year issued by the survey department of G. L. Miller and company, of this city.

The man worth while is the man who can smile when the world goes along as it does.

Upholstering
Furniture of All Kinds Repaired.
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OIL-O-Matic is the ideal way to heat your home. Proved for six years. Burns cheap fuel oil. No pilot light. No odor, soot or noise. Absolutely dependable. Works with any good heating plant. Installed on easy terms. Pay as you use it. Let us tell you what a guaranteed installation will cost in your home.

WILLIAMS OIL-O-MATIC HEATING
NATE ZWEIFEL

Permits

July 7—Permit issued to Charles Cameron to repair a one story building between Willow and Island City. Cost \$200.

July 11—Permit issued to C. P. Pratt to erect a one-story frame building on Cove between Washington and Adams. Cost \$100.

July 11—Permit issued to C. P. Pratt to erect a one-story frame building on Cove between Cherry and Maple. Approximate cost \$2,500.

Education is useless without common sense, but common sense is useless without education.

PURCHASES HOME.

Amos Helm, deputy sheriff, has purchased the Dr. Yarn Johnson residence on Spring avenue between Cedar and Oak streets. Mr. and Mrs. Helm took possession about a week ago.

The average weight of the Oregon fleece is 9 pounds, more than a pound better than the average weight for the country which was reported as 7 to 8 pounds in 1922. The national average was raised from 1.85 pounds in 1910 to its present size, and is still improving with careful selection of stock. It is significant, says the experiment station authorities, to note that many flocks in Oregon average 10 pounds. Careful culling of poor fleece bearers is being conducted by different growers with a view to raise the average weight still more.

\$25.00 DOWN PLUS FREIGHT AND INSTALLATION— PUTS IN YOUR HOME A SUNBEAM PIPE OR PIPELESS FURNACE

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Special Lot Of Windows 30% Reduction

Here's an opportunity for builders who are putting up a new structure or are making repairs or remodeling.

This one lot of windows, good glass, varied styles and sizes offered for immediate selection at 30 per cent off in price.

This is below original cost and is resorted to simply to allow us to clean out this lot and reduce our stock.

Phone or come to our yard today and take advantage of this.

Building material for every need is here. Low priced lumber in the cheaper grades if you want it. Mill-to-consumer prices save you money.

Grande Ronde Lumber Co.
Retail Yard Across Tracks on Greenwood Avenue

ENJOY YOUR PORCH

all you can during the summer, but you cannot if the porch posts are old and unsightly and the balustrade broken or warped. Painting won't cover the defects. Better let us make new posts, balustrade and stairs and perhaps the porch floor needs renovating.

La Grande Construction And Supply Co.
Chas. Harris, Prop.

A HEART-TO-HEART TALK

It is no secret why we can sell so reasonable and at the same time make money. Our whole family works, our overhead doesn't amount to anything, we use one of our trucks for a touring car. If we are satisfied to economize and save you money, you ought to be glad, and from the way people buy from us, we believe they are. A tourist drove into our yard by mistake the other day. He thought he was on the road to the Wonderland Lake—that shows the road to the new lumber yard is well traveled.

Barry Batts, 60c per 100 linear feet. We sold over 50 gallons of House Paint and lots of No. 2 Cedar Shingles Saturday.

Claude C. Pratt Lumber Co.
"The Poor Man's Friend"
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No Sunday Business

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MAIN 8
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